

**Second  
Implementation Plan  
(2000 - 2004)**

**College Community Redevelopment Project**

**Adopted**

**July 20, 1999**

**The Redevelopment Agency of the City of San Diego**

## **I. INTRODUCTION**

This Second Implementation Plan (the “Plan”) is being prepared and adopted according to California Community Redevelopment Law. This Plan identifies project activities scheduled for the next five years, including Very Low, Low and Moderate income housing activities projected for the next ten years. Regarding Very Low, and Low and Moderate income housing, it is anticipated that students residing within the Project Area will qualify for and occupy the majority of such units to be constructed. It is also anticipated that all statutory low and moderate income housing set-aside funds generated by this Project will be utilized for the provision of housing within the Project Area.

The College Community Redevelopment Project was adopted on November 30, 1993. The project was adopted to eliminate conditions of blight in the Project Area by new construction, revitalization, and upgrading of residential, commercial, office, and public properties and facilities within and surrounding the Project Area. The Redevelopment Plan will provide additional student housing directly adjacent to the San Diego State University campus in order to reduce traffic and parking problems created by commuting students and those students now housed in the surrounding neighborhoods which are poorly suited for this purpose. The Project Area includes five Sub-Areas, located near the San Diego State University Campus in the College Area Community Planning Area. The five Sub-Areas include the Core, 55th Street, Alvarado Road, Lot A, and Montezuma School site.

The College Community Redevelopment Plan (the “CCRP”), which covers 131 acres in the College Area Community, was adopted to provide plan activities through June 30, 2019, and the repayment of debt from plan activities through June 30, 2039 or forty-five (45) years after the date of adoption.

As outlined in the initial five year Plan, development within the Redevelopment Project Area is planned to begin in the Core Sub-Area initially, and then include the other four Sub-Areas. Development of the entire Project Area is estimated to occur over approximately a twenty (20) year period. The first phase of development that was anticipated for the Core-Sub Area did not occur in the planned time frame due to the downturn in the local real estate / development industry and the loss (one ceased development activities and other due to financial issues) of two (2) developers which the SDSU Foundation had selected to commence development projects. As a result of the loss of the two private developers, the SDSU Foundation has acquired in-house development expertise, which it has utilized to initiate two projects (without Agency participation) that address the initial five-year Plan goals. These include a 66-unit, market-rate student housing project (under construction) and an 8-house fraternity housing project (under design), both of which are located in the Core Sub-Area.

Under this Plan, several projects are anticipated to be completed prior to Work Program Year 2003/04. The phasing and configuration of these phases are being discussed with the College Area Community Council /Community Planning Group (CACC), College Community Project Area Committee (PAC) and the San Diego State University Cooperative Campus Religious Centers (CCRC).

The Redevelopment Agency is considering negotiations with San Diego State University Foundation (Foundation) regarding several projects for the development of

the Project Area. Development Agreements, that is owner participation agreements (OPA) and disposition and development agreements (DDA), for specific sites are anticipated for implementation of the CCRP. No Agency/SDSU Foundation development agreement has occurred to date as the Foundation's projects can be implemented without Agency assistance. However, the SDSU Foundation has conformed with the requirements of the College Area Master Project Plan (MPP), a City entitlement process that governs the terms and conditions of Foundation development in the Project Area, with regard to a 66-unit residential project that is currently under construction. The MPP also defines the City entitlement process for private development within the Project Area as well.

The Foundation has recently issued a Request for Proposals (RFP for architects) regarding all of the Mixed Use areas that are designed within the CCRP/MPP. The RFP addresses a very significant portion of the development that is anticipated to occur within the period of this Plan.

The Cooperative Campus Religious Centers (CCRC) entered into a Negotiation Agreement with the Redevelopment Agency in 1993, which addresses the development of the CCRC properties within the Project Area and the procedure for establishing relocation agreements.

The first phase of a 179-unit residential project that does not involve Redevelopment Agency participation was completed in 1996. This project, the first phase of which included sixty (60) housing units, is located in the Core Sub-Area and will be constructed on three large parcels that are located on the north side of Montezuma Road between the intersection of 55th Street (western boundary) and the sorority houses (eastern boundary) approaching the intersection of Montezuma and Campanile Drive. The project is bounded to the north by the alley between Montezuma Road and Lindo Paseo. This development, which was approved by City Permit CPOIZ 891213 in 1991 (and a subsequently amended to allow phasing in 1995), predates adoption of the Redevelopment Plan, and is not addressed in this Plan.

A public hearing to allow public comment on the CCRP Implementation Plan was conducted by the Agency in June, 1996. No testimony regarding the CCRP Plan was provided at the public hearing, and no subsequent changes were made to the original Implementation Plan.

## **II. DESCRIPTION OF PROJECT BLIGHTING CONDITIONS**

Conditions of project blight within the Project Area will be addressed by the development of the proposed projects. The Project Area continues to exhibit blighting conditions, including the following (which are extracted from the CCRP): 1) Lots have been subdivided in an inadequate size for proper usefulness and development; 2) Inadequate public improvements exist throughout the area, including lack of open space for recreational purposes, an overburdened traffic system, and inadequate public facilities; 3) There is a prevalence of depreciated values and impaired investments, and the project area exhibits social and economic maladjustment; 4) Property values have not kept pace with other areas of the City due to existing conditions, but are high enough to inhibit private investment without redevelopment assistance; 5) Structures

are substantially older and in deteriorated condition; and 6) The development pattern of the area creates significant land use conflicts.

### **III. SPECIFIC GOALS AND OBJECTIVES OF THE AGENCY FOR THE PROJECT AREA**

In general, the goals and objectives for the Project Area as stated in the CCRP are: 1) Eliminate and prevent the spread of blight and deterioration and conserve, rehabilitate and redevelop the Project Area in accord with the General Plan, specific plans, this Plan (CCRP) and local codes and ordinances; 2) Mitigate traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus; 3) Provide a living environment adjacent to the University which will attract University students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill suited for student housing purposes; 4) Achieve an environment reflecting a high level of concern for architecture, landscape, urban design and land use principles appropriate for attainment of the objectives of this Plan; 5) Create and develop local job opportunities and preserve the area's existing employment base; 6) Replan, redesign and develop areas which are currently stagnant or improperly utilized; and 7) Expand the community's supply of housing (inside or outside the Project Area), including opportunities for very low, low- and moderate-income households. The goals and objectives of the Project Area are discussed extensively in the "Report to City Council for the College Community Redevelopment Project" (Report), which was prepared for the October 12, 1993, Joint Public Hearing of the City Council and Redevelopment Agency of the City of San Diego regarding the CCRP. The objectives of this Plan are consistent with the information provided in the Report. A copy of the Report is on file with the Office of the City Clerk of the City of San Diego.

These specific goals and objectives as noted above would continue during the five years represented by this Second Implementation Plan.

### **IV. SPECIFIC PROJECTS AND EXPENDITURES PROPOSED TO BE MADE DURING THE NEXT FIVE YEARS**

Significant project development is anticipated to be accomplished in the Project Area during the next five years. Under the request for qualifications (RFQ) recently distributed by the SDSU Foundation, the proposed project is addressed below. However, implementation remains conceptual, subject to the influences of financial markets and consumer demand, and the resultant impact upon the project's configuration. Constraints on project development include much lower than originally anticipated tax increment revenues generated within the Project Area. Collection of tax increment funds was initially estimated at \$171,000 for the first year of revenue flow

(i.e., Fiscal Year 1994/95) in the CCRP Final Report to City Council. However, the devaluation of California real estate in the early-to-mid 1990's reduced the total amount actually collected (through June 30, 1998 / FY 1997-98) to less than \$50,000.

Tax increment growth over the five years of this Plan, which is (conservatively) based upon recently updated financial projections and dependent upon new development, is estimated as follows for the five years of this Plan: 1999-2000 Work Program - \$116,250; 2000-2001 Work Program - \$127,560; 2001-2002 Work Program - \$139,100; 2002-2003 Work Program - \$150,860; and 2003-2004 Work Program - \$162,860. These estimates will depend largely upon the extent to which the Work Program described in this Plan is implemented.

Although tax increment revenue is significantly less than the initial projections that were estimated in November, 1993, it will allow for limited Agency participation in projects over the five year period of this Plan. Tax increment is the only Agency revenue source identified at this time to fund the Projects identified in this Plan. Therefore, the above tax increment receipts are also anticipated to be the public expenditures.

Total Tax Increment which may be allocated to the Redevelopment Agency for this Project shall not exceed \$307,000,000. Twenty percent (20%) of each annual total allocation will be set aside in the Housing Fund for the development of housing. In accordance with applicable City Council Resolutions and Agency agreements with taxing agencies, additional shares of tax increment are to be distributed to the following local taxing entities: 1) San Diego County Office of Education, 1.15 percent; 2) San Diego Unified School District, 12.62 percent; 3) San Diego Community College District, 2.35 percent; 4) County of San Diego, 16.7 percent; and 5) City of San Diego and 6) Metropolitan Water District of Southern California, 2.0 percent pass-through resolutions. An additional portion of the tax increment revenue is pledged to repay the San Diego State University Foundation (Foundation) for its expenditures in support of adoption of the Redevelopment Plan. This pledge of tax increment to the Foundation is subject to the Agency's 1991 "Agreement with the Foundation for Processing A Redevelopment Plan and Land Use Entitlements". Increased tax increment revenues beyond the current estimated total of \$307,000,000 are highly unlikely due to the required modification of the CCRP under California Redevelopment Law.

The development projects identified in this Plan are primarily dependent upon the Foundation and private development's ability to obtain the funds to finance the projects. The Agency is committed (to the extent financially feasible) to assisting with the implementation of these projects and successfully achieving the goal of this Plan.

## **A. FIVE YEAR PROJECTS SCHEDULE**

### **1999-2000 Work Program**

Complete construction (with no Agency assistance) and commence occupancy of the Foundation's Piedra Del Sol 66-unit apartment project on the north side of Hardy Avenue and immediately adjacent to the new SDSU Cox Arena. This project was designed and obtained the necessary

MPP permits in 1998-1999. The project is consistent with the MPP & Core Sub-Area Design Guidelines.

Obtain the necessary MPP permits and commence construction of 8-fraternity chapter houses (8-units each plus 1-chapter house residence each / 72-units total) at the easterly end of Hardy Avenue / intersection of 55<sup>th</sup> Street. This project was designed in 1998-1999 and is consistent with the Core Sub-Area Design Guidelines / MPP. No Agency participation is anticipated in the fraternity residence project.

Prepare Requests for Proposals (RFP) for selection of qualified architects for the Core Sub-Area Mixed Use project. Select an architect, prepare conceptual development plans, and identify financing. Complete negotiations between the Redevelopment Agency and SDSU Foundation regarding an OPA/DDA for the project. In accordance with the MPP process, obtain recommendation of the PAC, CACC, and the required Phased Project Redevelopment Permits (PPRP) in order to commence construction.

The Religious Centers Project commenced in 1998-99, and will provide up to 6 facilities in the Core Sub-Area (an area generally bounded by the southwest corner of Lindo Paseo & Campanile Drive, extending westward along the south side of Lindo Paseo) consistent with the MPP. Architectural proposals were solicited and design commenced in 1998-1999 with permitting and construction anticipated to commence in the 1999-2000 Work program. Commence negotiations regarding relocation agreements with affected SDSU Cooperative Campus Religious Centers (CCRC) that are to be located within the planned Religious Centers project. Agency approves relocation agreements with appropriate CCRC Centers. Agency participation, as required, will be consistent with the terms and conditions of the Agency / CCRC Agreement.

The financial feasibility / analysis portion of a Hotel / Conference Center Project was also launched by the Foundation in 1998-1999. This project is planned to be located on the Lot "A" Sub-Area. This project is envisioned to provide up to 300 hotel rooms and will be consistent with the provisions of the MPP. Development of a Design Manual in 1999-2000 will be required for this project if development is to occur. If the project is financially feasible, design will also commence in the 1999-2000 Work Program. The project will be potentially aligned with the University's proposed (new) curriculum being considered for hotel management. Agency participation in this project is unknown. The Lot "A" site is entirely owned / controlled by the University.

An Elder Hostel project (student / resident facility for elders) will be evaluated in the 1999-2000 Work Program. The project is envisioned to

accommodate up to 70-units / guest houses for elders. The location is unknown, but the site will most likely be in the Core Sub-Area. The chosen site will be consistent with the MPP and the appropriate Sub-Area Design Criteria. The extent of Agency participation in this project is unknown.

Design of a privately-sponsored / financed residential project on the north side of Hardy Avenue (between Campanile Drive and Montezuma Place) was initiated in 1998-99. The project consists of twelve (12) residential units. The extent of Agency participation in this project is unknown. The project is anticipated to be completed and occupied in the 1999-2000 Work Program.

The second phase (60 units) of a privately-sponsored / financed residential project (179-units total) on the north side of Montezuma Drive immediately east of 55<sup>th</sup> Street will be designed and commence construction in the fall of 1999. This project (i.e., Mueller Project) does not include Agency participation and was authorized to be constructed under a 1991 City permit that predates the CCRP.

Public improvements associated with the Core Sub-Area Mixed Use, Religious Centers, Elder Hostel, Lot "A" Hotel / Conference Center, and private projects will be identified in OPA/ DDA's (as appropriate), and the improvements will be consistent with the College Area Public Facilities Financing Plan (CAPFFP), which is incorporated herein by reference.

Monitor Project Area activities. Coordinate community and College Community Project Area Committee (PAC) input into Project development, and provide staff to the PAC.

### **2000-2001 Work Program**

Complete construction of 8-fraternity chapter houses and commence occupancy.

Obtain the requisite PAC & CACC approvals, obtain required permits, and commence construction of the Core Sub-Area Mixed Use project. The development density / ranges for the project are estimated at 150,000 - 300,000 square feet of retail / commercial and 250-750 apartment units. The footprint of the project is not yet determined, but will be consistent with the Core Sub-Area MPP / Design Guidelines. Agency participation is anticipated in the project, but the extent is unknown. Provision of Very Low, Low and Moderate Income housing units is anticipated for this project.

Complete construction of up to 6 Religious Center facilities and occupy same. Agency participation in the project, if required, will be consistent

with the Agency/CCRC Agreement. Very Low, Low and Moderate Income housing units may be a component of this project.

If the Hotel / Conference Center Project is deemed feasible, obtain the requisite PAC and CACC approvals, develop and adopt Design Criteria for this Sub-Area, obtain construction permits, and commence construction of the project. Construction of the project is estimated to be completed in 2002. Agency participation in this project is undetermined.

If a Elder Hostel Project is deemed feasible, obtain the requisite approvals and permits, and commence construction (most probably in the Core Sub-Area). The project is anticipated to be completed in late 2000-2001 or early 2001-2002. Although Agency participation in this project is undetermined, the project may include Very Low, Low and Moderate Income housing.

The second phase (60-units) of the privately-sponsored / financed Mueller Project is anticipated to be completed in the fall of 2000. This phased project (179-units total) is located on northeast corner of Montezuma Road and 55<sup>th</sup> Street, and does not include Agency participation.

Projects will fund their fair share of the required public improvements in accordance with any OPA/DDA. Public improvement phasing and funding will be implemented in accordance with the CAPFFP.

Monitor Project Area activities. Coordinate community and PAC input into the Project development process, and provide staff to the PAC.

### **2001-2002 Work Program**

Continue construction of the Core Sub-Area Mixed Use Project. Complete Agency actions consistent with any OPA/DDA's as appropriate.

Complete construction of the Lot "A" 300-room Hotel / Conference Center and commence operation / occupancy consistent with the MPP and any OPA/DDA's.

Complete construction of the Elder Hostel (most probably in the Core Sub-Area) and commence operation / occupancy consistent with the MPP and any OPA/DDA's.

Public improvements for all projects will be consistent with the CAPFFP.

Monitor Project Area activities. Coordinate community and College Community PAC input into Project development, and provide staff for the PAC.



### **2002-2003 Work Program**

Complete and occupy the Core Sub-Area Mixed Use project consistent with the MPP and any OPA/ DDA's. This project is estimated to include the number of Very Low, Low and Moderate Income residential units required by Law, depending upon the number of total units actually constructed. It is anticipated that University students will occupy the majority of the Very Low, Low and Moderate Income units to be constructed. The project will fund its fair share of the required public improvements in accordance with any OPA/DDA's. Public improvement phasing and funding will be implemented in accordance with the CAPFFP.

Monitor Project Area activities. Coordinate community and PAC input into the Project development process, and staff the PAC.

### **2003-2004 Work Program**

Commence design of a major residential project within the Core Sub-Area. This project is estimated to include the number of Very Low, Low and Moderate Income residential units required by Law, depending upon the number of total units actually constructed. It is anticipated that University students will occupy the majority of the Very Low, Low and Moderate Income units to be constructed. Prepare RFP's for selection of qualified architects, select an architect, prepare conceptual plans, and identify financing for the project. Complete negotiations between Agency and SDSU Foundation regarding OPA/DDA's for the project. Obtain PAC and CACC recommendations and the required PPRP permit to commence construction, with completion estimated for 2004/2005.

Public improvements, consistent with the CAPFFP, for the project will be identified in the OPA/DDA's.

Commence Agency negotiations with any CCRC Centers or impacted residents that are located in the area of the planned project regarding a relocation agreement.

Monitor Project Area activities. Coordinate community and College Community PAC input into the Project development process, and staff the PAC.

## **V. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE PROJECT BLIGHTING CONDITIONS**

The specific project blighting conditions of the Project Area are being addressed by current and future planned project activities. The planned College Community

Redevelopment Projects listed in the above Work Programs will serve as a catalyst for further private and public investment within the Project Area. The proposed projects will provide housing opportunities for Very Low, Low and Moderate Income individuals and will remove deficient structures and incompatible land uses from the Core Sub-Area. The Projects will replace a mix of incompatible and haphazard residential, office, and community-serving land uses in the Core and Lot "A" Sub-Areas. The Projects will provide a new focus for housing and mixed-use activity as well as providing space for community-serving activities. The planned Projects will result in the relocation of up to six CCRC Religious Centers, and provide improved, appropriately designed sites for administering their services. The public improvements that will be funded through these Projects will correct a number of current parking and vehicular transportation problems, provide improved access through and within the Project Area and College Community, and visually improve the image of the community and Project Area. The planned projects will improve housing opportunities for students and relieve the ill suited residential or "mini-dorm" problems that exist in the community surrounding the Project Area. Planned future projects, beyond this five-year plan, will provide for development of the remainder of the Core Sub-Area and the three remaining Sub-Areas. These Projects include public improvements and will incrementally alleviate existing blighting conditions throughout the Project Area. An emphasis will be placed upon providing housing for University students and the creation of properly designed space for University-serving community services and retail activities. The on-going project goals and objectives will help ensure continued progress toward alleviation of existing project blighting conditions and will facilitate continued re-investment in the Project Area and surrounding community. Periodic reassessment of existing and planned projects, which include CACC and PAC input, will insure that the Redevelopment Plan achieves the objectives stated in Section III of this Plan.

## **VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT PROJECT HOUSING REQUIREMENTS**

### **A. GOALS AND OBJECTIVES**

California's Community Redevelopment Law requires that not less than twenty percent (20%) of all tax increment generated by the project shall be used for the purpose of increasing the community's supply of very low, low and moderate income housing. Additionally, affordable dwelling units shall remain affordable for not less than the period of land use controls established in the project plan (currently 45 years). The Redevelopment Project's on-going goal is to develop housing in compliance with current legislation and available Project resources.

### **B. PROJECTS AND EXPENDITURES TO BE MADE DURING THE NEXT FIVE YEARS**

## **1. ANNUAL (FIVE-YEAR) HOUSING PROGRAM**

Housing set-aside funds from the College Community Redevelopment Project will be made available for the Mixed Use, Elder Hostel, and Religious Centers Projects. It is anticipated that all current and future housing set-aside funds will be pledged toward these Core Sub-Area projects, as well as all future projects in the Core and 55th Street Sub-Areas. As of June 30, 1999, the College Community Housing Set-Aside Fund balance is estimated to be \$31,145. An additional \$139,320 (based upon recently updated, conservative financial projections) is estimated to be added to the Housing Set-Aside Fund over the five years of this Plan (i.e., \$23,250 in 1999-2000, \$25,510 in 2000-2001, \$27,820 in 2001-2002, \$30,170 in 2002-2003, and \$32,570 in 2003-2004) . These funds will be used to generate housing within the Project Area.

### **a. Projected Housing Units**

- Number of Housing Units to be Developed

The planned Religious Centers, Elder Hostel & Mixed Use Projects could include up to thirty-four (34) total Very Low, Low and Moderate Income units assisted by the Agency (assuming a hypothetical \$5,000 per unit were provided) over the next five (5) years of this Plan. Based upon this projection, it is estimated that up to ten (10) Very Low, Low and Moderate Income units will be completed in the 2000-2001 Work Program, seventeen (17) in the 2002-2003 Work Program, and seven (7) in the 2003-2004 Work Program respectively.

- Number of Housing Units to be Price Restricted

Not applicable at this time.

- Number of Housing Units to be Otherwise Assisted

Not applicable at this time.

### **b. Description of Agency Plans for Using Annual Deposits in the Low/Moderate Income Housing Fund**

- Funds to Be Made Available Annually

The entire \$170,465 in the College Community Housing Set-Aside Fund will be made available to meet the Agency housing requirements. It is estimated that approximately \$79,905 will be expended in the 2000-2001 Work Program, \$57,990 in the 2002-2003 Work Program, and the remaining balance in the 2003-2004 Work Program. To the extent permitted by law, housing funds from other adopted Project Areas may be made available for use within the College Community Redevelopment Project Area.

- Funds to Be Transferred to the Housing Authority

As all funds are anticipated to be expended within the Project Area, the San Diego Housing Commission will not receive funds from this Project.

## **2. IDENTIFICATION OF PROPOSED LOCATIONS SUITABLE FOR ANY REQUIRED REPLACEMENT DWELLING UNITS**

Housing units to be displaced by the proposed Projects (i.e., that include Agency participation) will be replaced entirely by housing units currently planned within the Core Sub-Area of the College Community Redevelopment Project Area. It is also anticipated that more housing units will be developed in the Project Area than are currently available. Housing relocation assistance, as required by the Community Redevelopment Law, will be offered to all affected property owners and tenants within the Project Area.

## **3. ESTIMATES OF TOTAL HOUSING UNITS TO BE DEVELOPED**

This Implementation Plan, as required by California Redevelopment Law, shall estimate the number of new and rehabilitated dwelling units to be developed in the Project Area and the number of units for Very Low, Low and Moderate Income households to be developed in order to meet inclusionary housing requirements. The inclusionary housing requirements state that: 1) Fifteen percent (15%) of all new or rehabilitated dwelling units developed by public or private entities in a redevelopment project area other than the Agency should be affordable to low and moderate income households, of which forty percent (40%) shall be available at affordable housing cost to Very Low Income households, and 2) Thirty percent (30%) of all new and rehabilitated dwelling units developed by an Agency shall be affordable for Low and Moderate

Income households and not less than fifty percent (50%) shall be affordable for Very Low Income households.

**a. Number of New or Rehabilitated Residential Units to be Developed in Project Area**

- Life of the Redevelopment Plan Projection of Total Residential Units

It is estimated that a range of between 1,500 and 2,000 housing units will be developed as part of the Redevelopment Project over the life of the Redevelopment Plan. The numbers associated with Agency redevelopment activity would be correspondingly reduced to the extent housing units are developed in the Project Area by others without Agency assistance.

- Ten Year Projection of Total Residential Units

Over the next ten (10) years, beginning July 1, 1999, it is estimated that a range of between 500 and 750 units will be developed. The numbers associated with Agency redevelopment activity would be correspondingly reduced to the extent housing units are developed in the Project Area by others without Agency assistance.

**b. Estimates of the Number of Very Low, Low and Moderate Income Units Required to be Developed**

- Life of the Redevelopment Plan

In accordance with the inclusionary housing requirements and assuming Agency redevelopment participation at the levels estimated in 3. a. above, the requisite number of housing units required to be made available to Very Low, Low and Moderate Income Uses over the life of the Redevelopment Plan is estimated to range between 225 and 300.

- Ten Year Projection

In accordance with the inclusionary housing requirements and assuming Agency redevelopment

participation at the levels estimated in 3. a. above, the requisite number of housing units required to be made available to Very Low, Low and Moderate Income Units over the next ten (10) years, beginning July 1, 1999, is estimated to range between 75 and 112.

**c. Number of new Very Low, Low and Moderate Income Units which have been developed in the Project Area**

- Current Status

As of June 30, 1999, it is not expected that any Very Low, Low and Moderate Income Units will have been developed in the Project Area with the assistance of the Agency.

**d. Estimates of the Number of Agency Developed Residential Units to be Developed During the Next Five Years**

- It is not expected that the Agency itself will develop any Very Low, Low and Moderate Income Units.

**e. Compliance with the General Plan and Progress Guide Housing Element**

The provision of Very Low, Low and Moderate Income housing units as described in this Implementation Plan conforms with the stated goals and objectives of the City of San Diego General Plan and Progress Guide Housing Element.

## **VI. SUMMARY**

The Implementation Plan for the College Community Redevelopment Project sets forth the specific projects planned for the Project Area during the next five years, in accordance with the Community Redevelopment Law. The Plan provides for a number of catalyst projects, including construction of Mixed Use, Fraternity, Religious Centers, Elder Hostel, Hotel/Conference Center, and Housing Projects. The Plan also sets forth the provision of major public improvements, in accordance with the CAPFFP, and the development of an overall public improvements strategy. In addition, the Plan provides for the continuing development of affordable student housing which will help alleviate the overcrowded conditions within the Project Area and the surrounding community, foster development of the remainder of the Project Area, and secure the major public investments currently planned for the Project Area.